

Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, VA 20177-7000
703/777-0246 • Fax 703/777-0441

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JUN 03 2016

LOUDOUN COUNTY
DEPARTMENT OF PLANNING & ZONING

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE
REQUEST TO WAIVE PRE-APPLICATION CONFERENCE

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Applicant James River Petroleum Phone (804) 358-9000
Applicant's Address 10487 Lakeridge Parkway, Suite 100, Ashland, Virginia 23005
Representative (Contact Person) Robert E. Sevila Phone (703) 777-5700
Representative's Company Sevila, Saunders, Huddleston & White, P.C. email rsevila@sshw.com
Representative's Address 30 North King Street, Leesburg, VA 20176
Current Property Owner John D. Clayborne, Trustee
Owner's Address 100 W. Jefferson Street, Falls Church, VA 22046-3400
Project MCPI # (Map Cell Parcel Indicator #) 045-27-2505
Proposed Application: A Special Exception application to be approved under the
1972 Loudoun County Zoning Ordinance, Section 723.3.2. The proposed application
is for bulk storage of petroleum.

Project Location Concorde Industrial Park, Lot 10A
Existing Zoning PD-GI Project Acreage 2.07 Acres Election District Broad Run

Proposed Application Type:

Zoning Map Amendment (ZMAP)	<input type="checkbox"/>	Special Exception (SPEX)	<input checked="" type="checkbox"/>
Zoning Concept Plan Amendment (ZCPA)	<input type="checkbox"/>	Minor Special Exception (SPMI)	<input type="checkbox"/>
Zoning Ordinance Modification (ZMOD)	<input type="checkbox"/>	Sign Development Plan (SIDP/SPMI)	<input type="checkbox"/>
Rt. 28 Rezoning to Current Zoning Ordinance (ZRTD)	<input type="checkbox"/>	Commission Permit (CMPT)	<input type="checkbox"/>

PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION
TO THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

Applicant's Signature [Signature] Date 6-18-16

JAMES RIVER PETROLEUM

Pre-application conference

Brief description of Project

The applicant proposes to construct a bulk petroleum facility on the property identified as PIN 045-27-2505. The property is zoned PD-GI under the 1972 Zoning Ordinance. Primary access to the property is from Executive Drive. The applicant will distribute its Petroleum/fuel products by delivery trucks to its wholesale customers in the area. The petroleum products will be stored on site in an underground storage tank, as depicted on the exhibit. Bulk Storage is allowed by special exception under Section 723.3.2 of the 1972 Zoning Ordinance.

The issues to be discussed at the pre-application conference include:

Zoning Ordinance Compliance;

Process;

Transportation;

Utilities;

Site planning, screening and buffering.

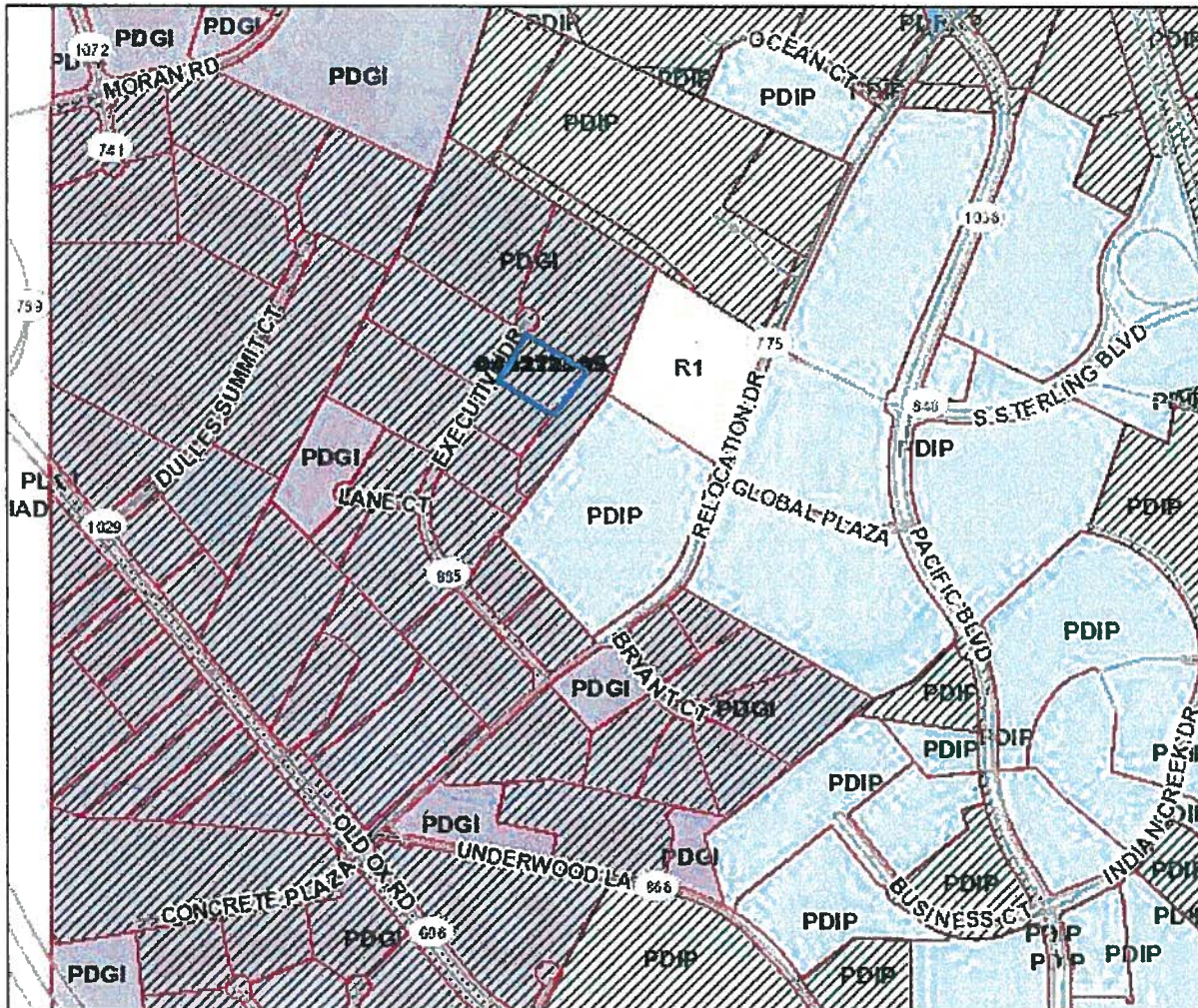


Loudoun County, Virginia

www.loudoun.gov

Thursday, May 5, 2016

(map not to scale)



PIN: 045-27-2505

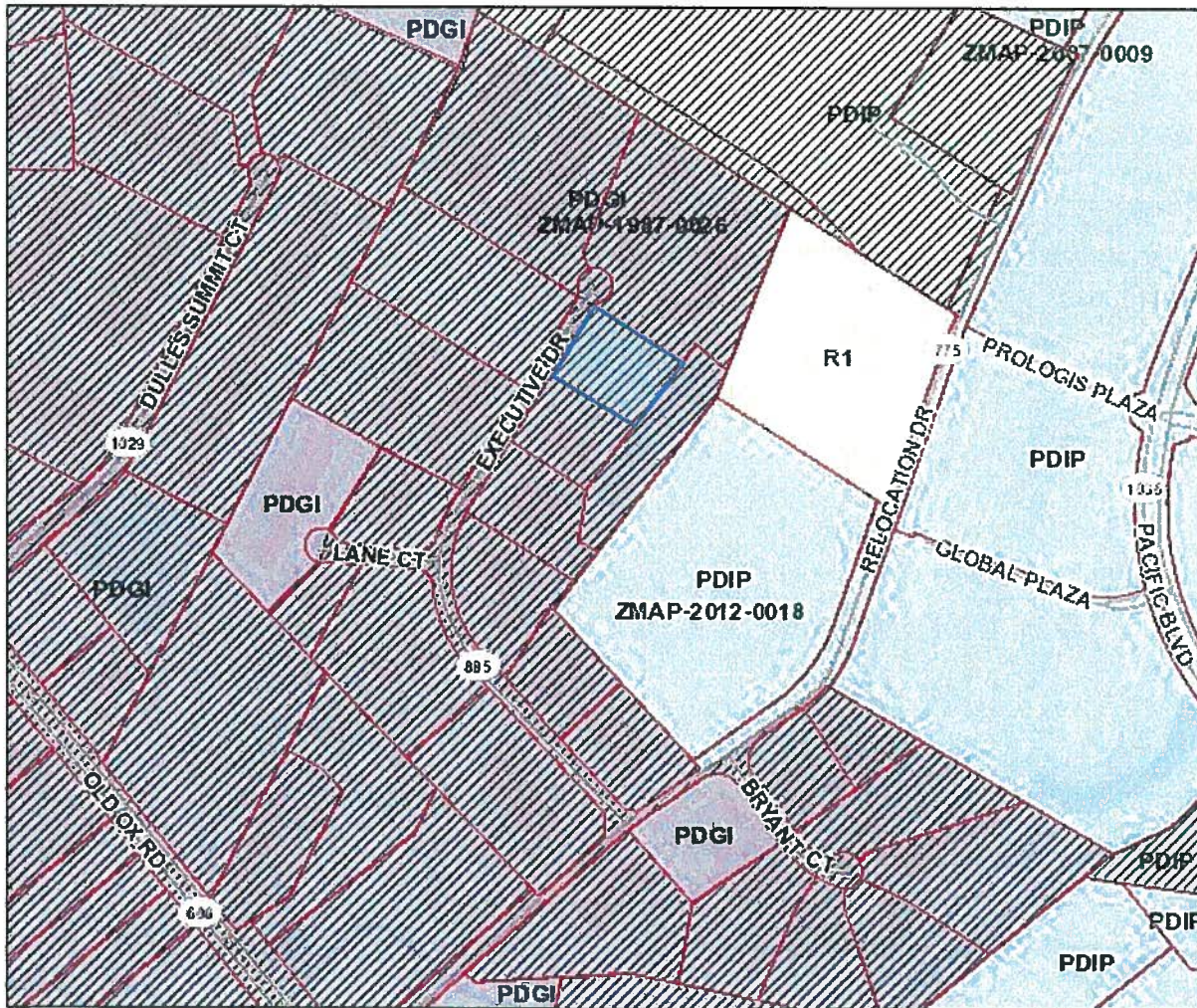
ZONED: PD-GI, 1972 ZONING ORDINANCE

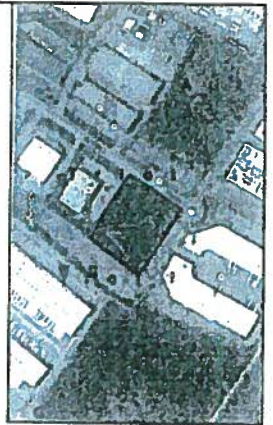


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(map not to scale)





OVERALL VIEW

EXECUTIVE DRIVE

274'

217'-0"

OPEN FOR
FUTURE DEVELOPMENT
.75 ACRES
(38,812 Sf)

161'-8"

50'-0"

TOTAL
2.07 ACRES

TRUCK
PARKING

UST
40,000
GALLONS

OVERHEAD
CANOPY

OIL H2O
SEPARATOR

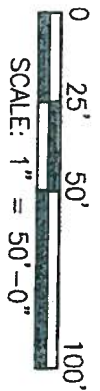
POND

348'

348'

- NOTES:
1. (2) 3/4" RIGID CONDUIT AND (1) 1" CONDUIT TO EACH CARD READER.
 2. INFORMATION FOR EACH CARD READER.
 3. INFORMATION FOR EACH CARD READER.

LOCATION EXHIBIT FOR
UNATTENDED FUEL ISLAND



REVISIONS

NO.	DATE	REMARKS

JAMES RIVER PETROLEUM
10487 LAKERIDGE PKY
ASHLAND, VA 23005

PHONE: 804-358-8000
EMAIL: JRP@JRPETRO.COM

TITLE SHEET

PROPOSED FUEL ISLANDS
22660 EXECUTIVE DRIVE
STERLING, VA 20166

DRAWING SCALE:
1" = 50'-0"

DATE:
4/25/2016

SHEET NO. 1

S-1

OF SHEETS 1